



Planning Commission Study Session

TO: PLANNING COMMISSION

FROM: AMY TEMES, SENIOR PLANNER
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER AICP, PRINCIPAL PLANNER
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: MAY 7, 2014

SUBJECT:

- A. GP14-06 PARCELS 10 & 17 OF COOLEY STATION: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROXIMATELY 115 ACRES OF REAL PROPERTY GENERALLY LOCATED SOUTHEAST OF THE SOUTHEAST CORNER OF RECKER AND WILLIAMS FIELD ROADS FROM 8.47 ACRES OF RESIDENTIAL > 8 - 14 DU/ACRES AND 106.27 ACRES OF RESIDENTIAL > 5 – 8 DU/ACRES LAND USE CLASSIFICATION TO 112.7 ACRES OF RESIDENTIAL > 3.5 – 5 DU/ACRES AND 2.04 ACRES OF NEIGHBORHOOD COMMERCIAL LAND USE CLASSIFICATION; AND**
- B. Z14-11 PARCELS 10 & 17 OF COOLEY STATION: REQUEST TO REZONE APPROXIMATELY 115 ACRES OF REAL PROPERTY GENERALLY LOCATED SOUTHEAST OF THE SOUTHEAST CORNER OF RECKER AND WILLIAMS FIELD ROADS FROM 115 ACRES OF SINGLE FAMILY – DETACHED (SF-D) ZONING DISTRICT TO 112.7 ACRES OF SINGLE FAMILY DETACHED (SF-D) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY AND 2.04 ACRES OF NEIGHBORHOOD COMMERCIAL (NC) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.**
- C. S14-05 PARCELS 10 & 17 OF COOLEY STATION: REQUEST TO APPROVE THE PRELIMINARY PLAT FOR PARCELS 10 & 17 OF**

**COOLEY STATION, A 416 LOT SINGLE FAMILY HOME
SUBDIVISION ON APPROXIMATELY 112.7 ACRES OF REAL
PROPERTY LOCATED SOUTHEAST OF THE SOUTHEAST
CORNER OF RECKER AND WILLIAMS FIELD ROADS ZONED
PENDING APPROVAL SINGLE FAMILY – DETACHED (SF-D)
ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT
(PAD) OVERLAY.**

STRATEGIC INITIATIVE:	Community Livability
To allow for new housing product and diversity within Cooley Station.	

RECOMMENDED MOTION

A. NO MOTION REQUESTED; AND

B. NO MOTION REQUESTED; AND

C. NO MOTION REQUESTED

APPLICANT/OWNER

Company: Burch & Cracchiolo, P.A. Name: Brennan Ray Address: 702 E. Osborn Rd, #100 Phoenix, AZ 85014 Phone: 602-234-8794 Email: bray@bcattorneys.com	Company: Cooley Black Canyon LLC, et al. Name: Norm Nicholls Address: 9140 S. Kyrene Rd Tempe, AZ 85284 Phone: 480-753-6789 Email: nnicholls@fultonhomes.com
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BACKGROUND/DISCUSSION

History

Date	Description
<i>December 19, 2006</i>	Town Council adopted Annexation No. A05-03, Ordinance No. 1878.
<i>March 6, 2007</i>	The Town Council adopted Ordinance No. 1900 in case Z06-74 to rezone approximately 302 acres for the Cooley Station PAD.
<i>June 24, 2008</i>	The Town Council adopted Ordinance No. 2179 in case Z07-117 approving an amendment to approximately 300 acres in the Cooley Station PAD to revise several conditions of Ordinance No. 1900 in zoning case Z06-74, modifying development standards for building and landscape setbacks, and revising the street exhibits.
<i>August 5, 2008</i>	The Town Council approved Ordinance No. 2195 in case Z07-99, rezoning approximately 198 acres from Maricopa County to Single Family Detached (SF-D) and 41 acres of Public Facilities/ Institutional (PF/I) creating the Cooley Station Residential-2 PAD.

<i>October 7, 2010</i>	The Town Council adopted Ordinance No. 2304 amending approximately 97 acres of the Cooley Station PAD adding exhibits and development standards for Parcel 11 (Heritage at Cooley Station).
<i>January 17, 2013</i>	Town Council approved Resolution No. 3148 for GP12-07 and Ordinance No. 2413 for Z12-20 to rezone Parcel 16 of Cooley Station for a charter school subject to the conditions.
<i>May 2, 2013</i>	The Town Council adopted Ordinance No. 2525 in rezoning case Z12-26 and rezoned approximately 35 acres for a single family detached and Multi-Family Medium (MF-M) development in the Cooley Station (Parcels 12 and 13) for Fincher Fields residential development.
<i>September 5, 2013</i>	The Town Council adopted Ordinance No. 2443 in rezoning case Z13-16 amending the development plan and the development standards for Parcel 15 (Fulton Homes).
<i>November 21, 2013</i>	The Town Council approved a technical correction to Ordinance No. 2443 for rezoning case Z13-16.
<i>February 5, 2014</i>	Town Council adopted Ordinance No. 2473 and approved Z13-32, Ashley Ward in Cooley Station on Parcel 1A.
<i>April 17, 2014</i>	Town Council adopted Ordinance 2485, case Z13-37, the Bungalows at Cooley Station creating a new parcel, 1B, in the Cooley Station PAD and adding a street section detail for residential alleys for 24 acres.

Overview

Cooley Station is a 775-acre master planned community with a mixed use village center that enjoys scenic views of the surrounding mountains, close proximity to ASU East, Phoenix Mesa Gateway Airport, the Santan Mall and the Loop 202. Cooley Station is planned to contain approximately 5,800 units with an overall average density of 7.5 DU / Acre. The project has been planned as a neo-traditional community; a place to live, work, and play for all socio and economic segments of the population.

The primary design characteristics of a neo traditional neighborhood development include: traditional village/neighborhood design concepts focusing on pedestrian-centered neighborhoods with primary social and economic facilities within a five-minute walk, a mixture of land uses adjacent to and within neighborhoods, centrally located parks/squares, street oriented homes with porches, stoops and courtyards, alley loaded garages or detached garages, accessory structures, in-law quarters, home offices, pedestrian/ bicycle/ transit-oriented design, and integrated residential, commercial, employment, schools, places of worship, and parks with rail and bus transit, bikeways, and pedestrian paths.

Cooley Station is a significant PAD within the Town of Gilbert and will have long term, annual economic and fiscal benefits. As Cooley Station has developed, it has become apparent to the developer that the project is missing a housing component that will allow the residents of the community to transition between neighborhoods/housing products as their lifestyles change through the years. Development of townhomes, multi-family, patio homes and zero lot products continues, but the option for a traditional single family, medium density neighborhood is missing. A traditional neighborhood, designed in the neo traditional style, can have similar residential population (larger families, mixed generational living and secondary dwelling units)

as the smaller lot alternative land uses currently designated for the project site and under construction north of Williams Field Road.

It is not the objective of the developer to drastically decrease the General Plan density for Cooley Station. The goal is to provide a stronger, more diversified residential base within the PAD community. By allowing for residential product diversity within Cooley Station, the build-out will occur sooner with less competition between the products currently under construction. The applicant/developer is requesting a Minor General Plan amendment, rezoning and preliminary plat for 115 acres of land located in the southeast corner of Cooley Station, south of the village center to accommodate a neo traditional neighborhood.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning
North	General Office and Shopping Center	General Office and Shopping Center
South	Utility/Transportation Corridor	Public Facility/Institutional
East	Utility/Transportation Corridor	Public Facility/Institutional
West	Public Facility/Institutional	Public Facility/Institutional
Site	Residential > 5 – 8 Du/Acres	Single Family - Detached

General Plan

The General Plan amendment requests to change 8.47 acres of Residential > 8 - 14 DU/Acre and 106.27 acres of Residential > 5 – 8 Du/Acre land use classification to 112.7 acres of Residential > 3.5 – 5 Du/Acres and 2.04 acres of Neighborhood Commercial land use classification. A majority of the reduction in density constitutes one land use classification lower than what is currently approved. The reduction in density equals approximately 146.5 units.

Rezoning/Preliminary Plat

For the greater part of the project, the base zoning district of Single Family – Detached (SF – D) for 112.7 acres is not changing. Only 2.41 acres is changing to neighborhood commercial to accommodate a school expansion. If the school expansion does not occur, then it is planned that the 2 acres will be developed as a daycare facility.

Three lot sizes are proposed: 6,000 sf, 7,680 sf and 9,450 sf. The lots sizes are interspersed throughout the neighborhood creating a diverse streetscape with some of the product alley loaded and some front loaded. In no case are front loaded lots on both sides of the street, ensuring a true pedestrian friendly environment with porches, balconies, stoops and courtyards. The alley loaded product will have standard driveways and oversized alleys that allow for weekly trash and monthly over-size pick-up. The open space is centrally located with community amenities that draw people and promote interaction. The parks connect to the wide streetscape leading to the village center to the north or the local school to the southwest.

Fulton Homes is requesting the Cooley Station PAD be modified to add development standards for the new Development Plan and the Preliminary Plat reflecting the neo traditional neighborhood design. The development standards modifications provide for the neighborhood design flexibility while assuring future residents of set standards to secure the neighborhoods long term viability. The development modifications are listed below in **Bold**:

Site Development	LDC SF - D	Proposed SF – D PAD		
Minimum Lot Size	3,000	6,000	7,680	9,450
Minimum Lot Dimensions	N/A	50 ft x 120 ft	60' x 128'	70' x 135'
Min Front Yard Setback	10 ft	10 ft	12 ft	15 ft
Minimum Side Yard Setback	0 ft or 5 ft	5' and 5'	5' and 10'	5' and 10'
Minimum Rear Yard Setback	10 ft	5 ft	20 ft	25 ft
Maximum Height	36 ft / 3 story	30 ft / 2 story	30 ft / 2 story	30 ft / 2 story
Maximum Lot Coverage	60% - 1 story	60% - 1 story	60% - 1 story	60% - 1 story
	50% - 2 story	50% - 2 story	50% - 2 story	50% - 2 story

**** Homes adjacent to MF/L, MF/M and all non-residential categories shall not be limited to 1 story in height.**

PUBLIC NOTIFICATION AND INPUT

A neighborhood meeting was held on April 23, 2014. No one from the public attended.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF REQUEST

Staff requests Planning Commission input.

Respectfully submitted,



Amy Temes
Senior Planner

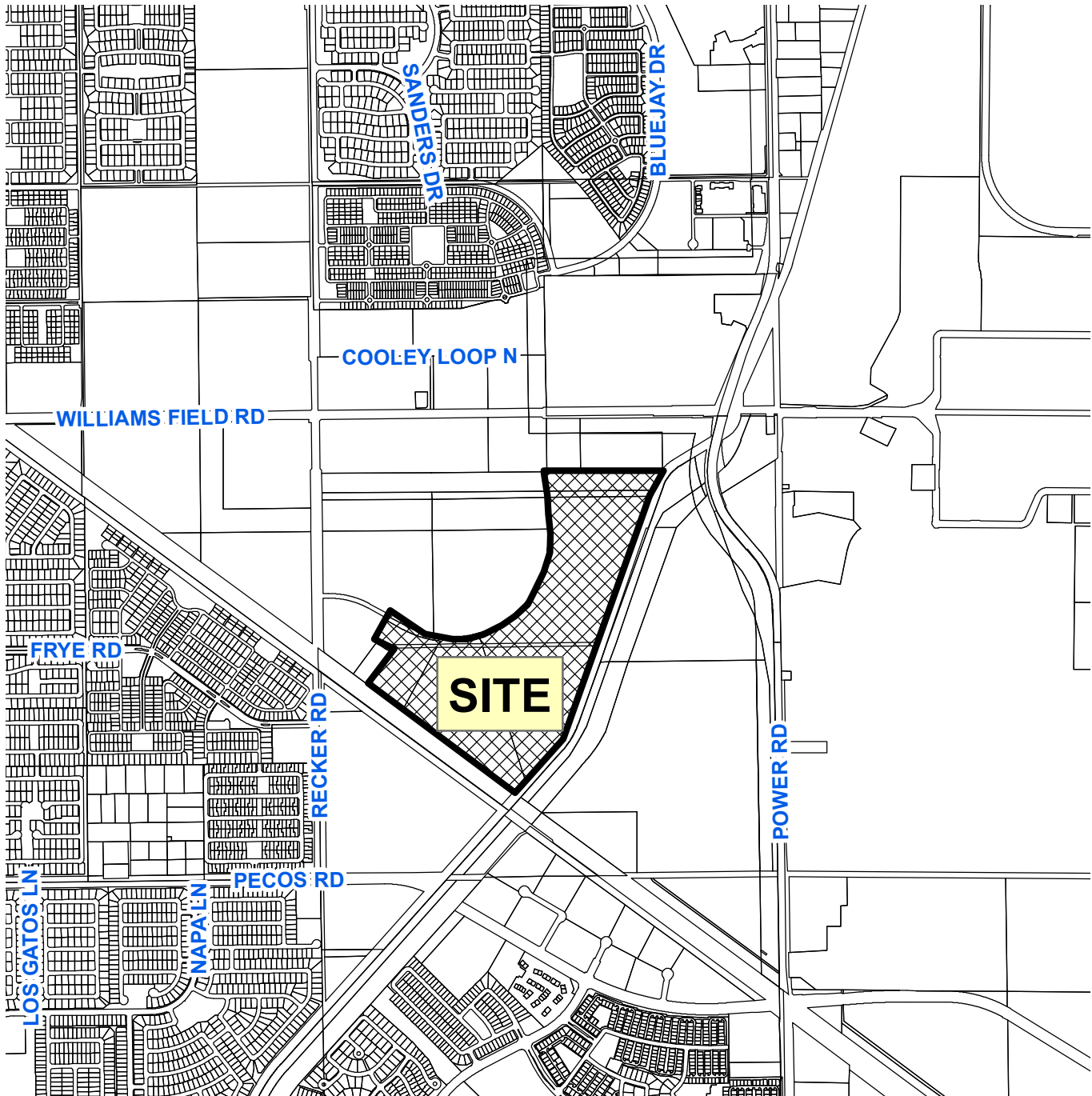
Attachments:

Attachment 1	Vicinity Map
Attachment 2	Aerial Photo
Attachment 3	General Plan Exhibit
Attachment 4	Zoning Exhibits
Attachment 5:	Development Plan
Attachment 6:	Preliminary Plat/Open Space

GP14-06 / Z14-11

Vicinity Map

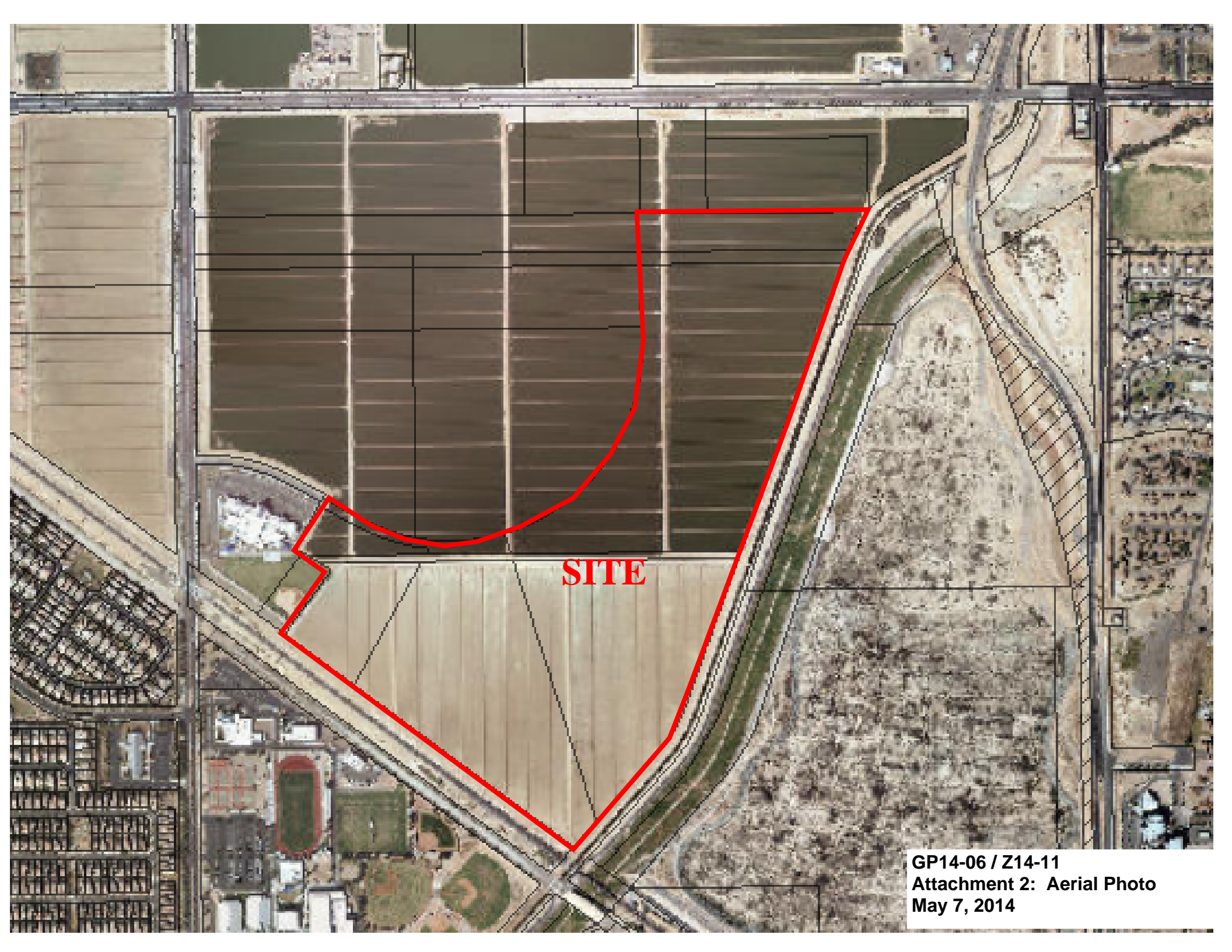
SITE LOCATION:



TOWN OF GILBERT

0 650 1,300 2,600 Feet

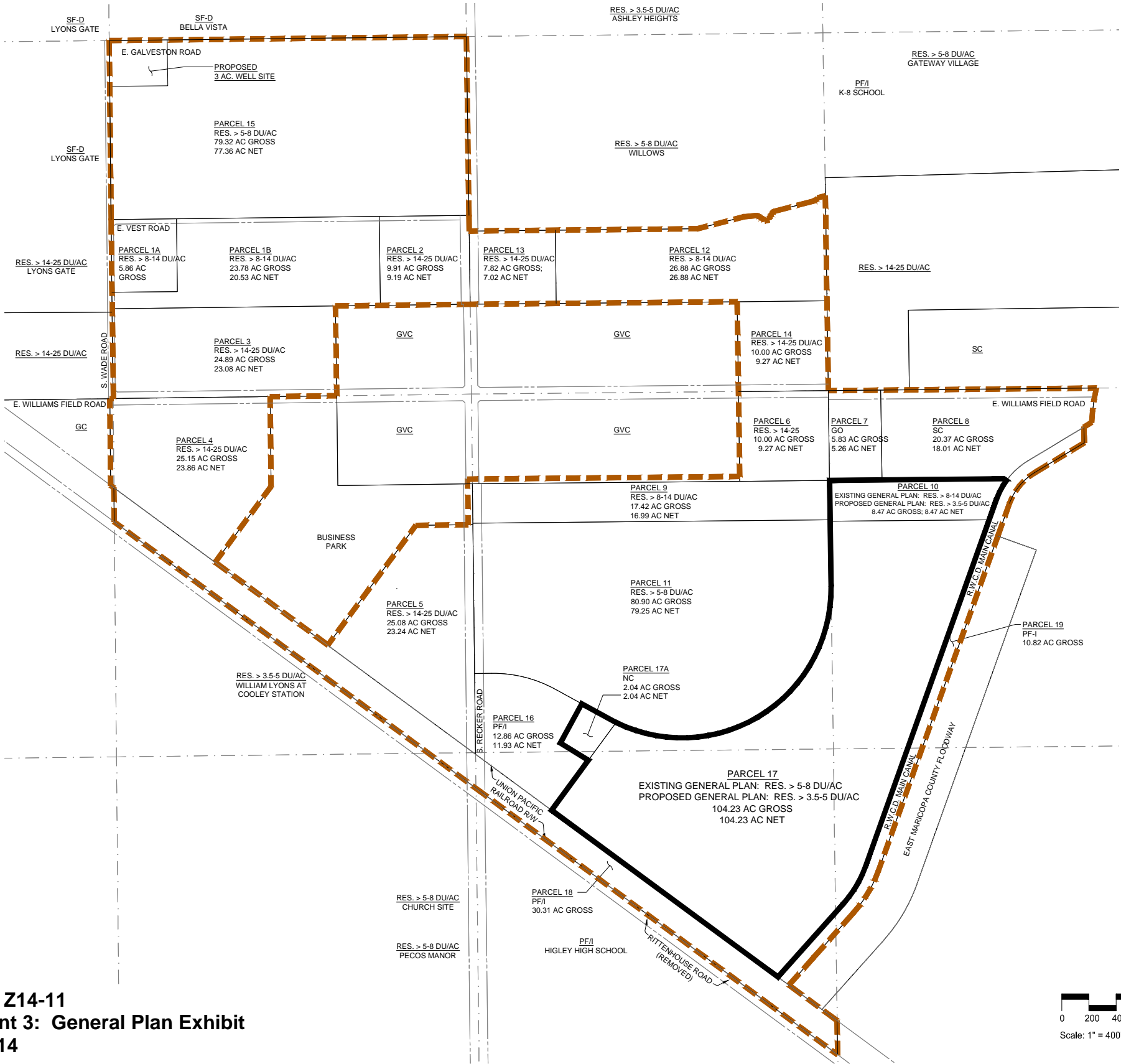




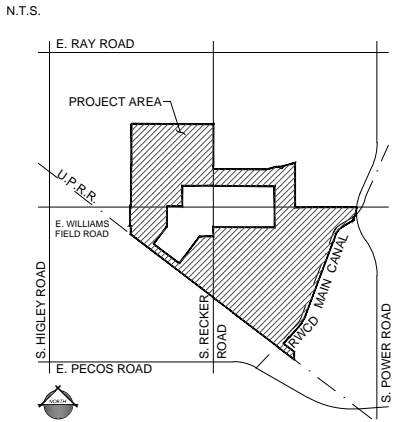
SITE

GP14-06 / Z14-11
Attachment 2: Aerial Photo
May 7, 2014

GENERAL PLAN EXHIBIT FOR COOLEY STATION RESIDENTIAL, OFFICE AND SHOPPING CENTER AND RESIDENTIAL 2 PADs PARCELS 10 & 17



VICINITY MAP



PROJECT TEAM

LANDOWNER:
POCO RANCH, INC.
17407 E. RAY ROAD
HIGLEY, AZ 85236
TEL: (480)-988-3059
CONTACT: JEFF COOLEY

DEVELOPER (PARCELS 10 & 17):
FULTON HOMES
9140 S. KYRENE ROAD, SUITE 202
TEMPE, AZ 85284
TEL: (480)-753-6789
FAX: (480)-753-5554
CONTACT: NORM NICHOLLS

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JOSH HANNON

LAND USE ATTORNEY:
BURCH & CRACCHIOLO
702 E. OSBORN ROAD, SUITE 200
PHOENIX, AZ 85014
TEL: (602)-234-8794
FAX: (602)-850-9794
CONTACT: BRENNAN RAY

PROJECT DATA

PARCEL	EXISTING GENERAL PLAN	PROPOSED GENERAL PLAN	AREA
10	RES. > 8-14 DU/AC	RES. > 3.5-5 DU/AC	8.47 AC. (7%)
17	RES. > 5-8 DU/AC	RES. > 3.5-5 DU/AC	104.23 AC. (91%)
17A	RES. > 5-8 DU/AC	NC	2.04 AC. (2%)
TOTAL:			114.7 AC. (100%)

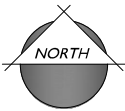
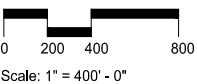
LEGEND

- PAD DEVELOPMENT BOUNDARY
- PARCEL BOUNDARY
- PARCEL BOUNDARY CHANGE

TOWN OF GILBERT CASE NO.

Case # _____
Planning Commission Meeting: _____
Town Council Meeting: _____

GP14-06 / Z14-11
Attachment 3: General Plan Exhibit
May 7, 2014



Engineers, Planners & Surveyors
2045 S. Vineyard, Ste. 101, Mesa, Arizona 85210
Phone (480) 503-2250 Fax (480) 503-2258

Project: **COOLEY STATION RES., O., & SC & RES. 2 PADs**
Gilbert, Arizona

Revisions:

Rev	Description	Date
1	Pre-Application Zoning Submittal	March 2013
2	Zoning 1st Submittal	April 2014

Call at least two full working days before the meeting.

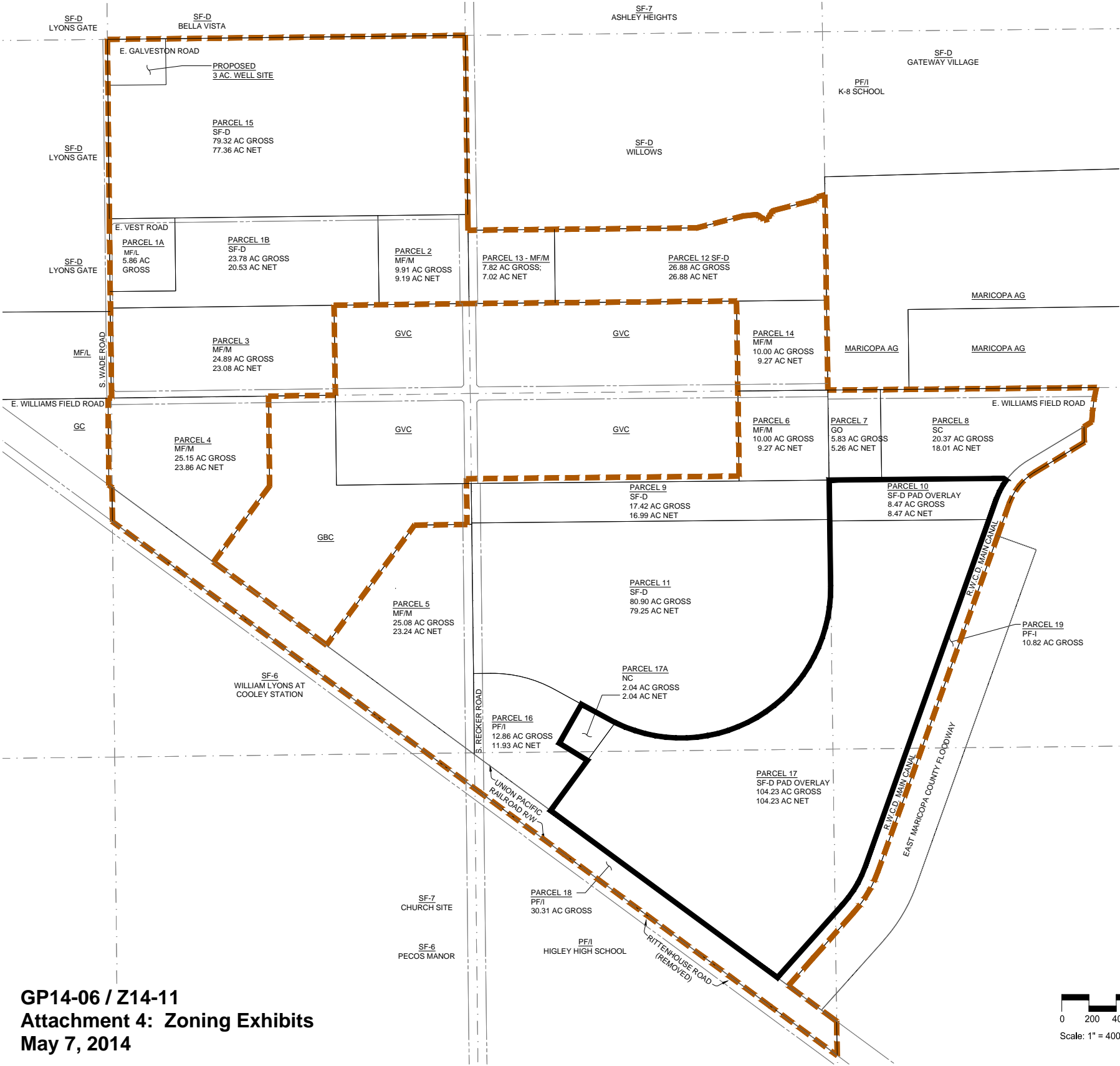
ARIZONA
State of Arizona
Seal of the State of Arizona
Official Seal of the State of Arizona
Seal of the State of Arizona

Designer: **STAFF**
Drawn by: **STAFF**

Preliminary
Not For
Construction
Or
Recording

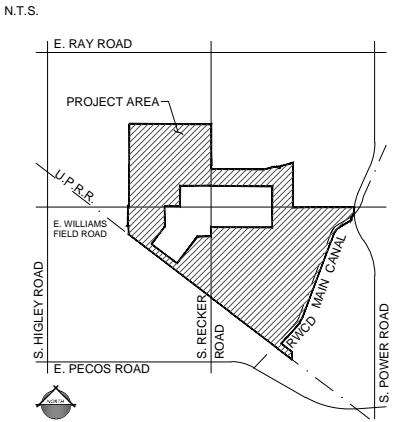
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13-262
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Sheet No.
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of **6**

ZONING EXHIBIT
FOR
COOLEY STATION RESIDENTIAL, OFFICE AND SHOPPING
CENTER AND RESIDENTIAL 2 PADs PARCELS 10 & 17



GP14-06 / Z14-11
Attachment 4: Zoning Exhibits
May 7, 2014

VICINITY MAP



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FAX: (602)-850-9794
CONTACT: BRENNAN RAY

PROJECT DATA

RELATED ORDINANCE NOS.
ORD. NOS. 1900, 2179, 2195,
2304 AS AMENDED BY ORD NO. 2413
541.94

PARCEL	ZONING	GROSS AREA (AC.)
1A	SF-D	5.86 AC.
1B	SF-D	23.78 AC.
9	SF-D	17.42 AC.
10	SF-D PAD OVERLAY	8.47 AC.
11	SF-D	80.90 AC.
12	SF-D	26.88 AC.
15	SF-D	79.32 AC.
17	SF-D PAD OVERLAY	104.23 AC.
	SF-D	346.86 AC.
2	MF/M	9.91 AC.
3	MF/M	24.89 AC.
4	MF/M	25.15 AC.
5	MF/M	25.08 AC.
6	MF/M	10.00 AC.
13	MF/M	7.82 AC.
14	MF/M	10.00 AC.
	MF/M	112.85 AC.
7	GO	5.83 AC.
8	SC	20.37 AC.
17A	NC	2.04 AC.
16	PF/I	12.86 AC.
18	PF/I	30.31 AC.
19	PF/I	10.82 AC.
	PF/I	53.99 AC.
TOTAL:		541.94 AC.

NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- PARCEL AREAS ARE APPROXIMATE. FINAL PARCEL AREAS SHALL BE PER DEVELOPMENT APPLICATION PLANS FOR EACH PARCEL.
- THIS PROJECT SHALL BE DEVELOPED IN CONFORMANCE WITH THE TOWN'S ZONING REQUIREMENTS FOR THE MULTI-FAMILY/MEDIUM (MF/M), MULTI-FAMILY/LOW (MF/L), SINGLE FAMILY - DETACHED (SF-D), GENERAL OFFICE (GO) AND SHOPPING CENTER (SC) ZONING DISTRICTS AND ALL DEVELOPMENT SHALL COMPLY WITH THE TOWN OF GILBERT LAND DEVELOPMENT CODE EXCEPT AS MODIFIED BY THIS ADOPTED ORDINANCE.

LEGEND

- ZONING BOUNDARY
- PARCEL BOUNDARY
- PARCEL BOUNDARY CHANGE

TOWN OF GILBERT CASE NO.

Case #
Planning Commission Meeting:
Town Council Meeting:



Project: **COOLEY STATION RES., O., & SC & RES. 2 PADs**
ZONING EXHIBIT

Revisions:
March 2013 - Pre-Application Zoning Submission
April 2014 - Zoning 1st Submission
Call at least two full working days before meeting
DESIGNER: STAFF
DRAWN BY: STAFF

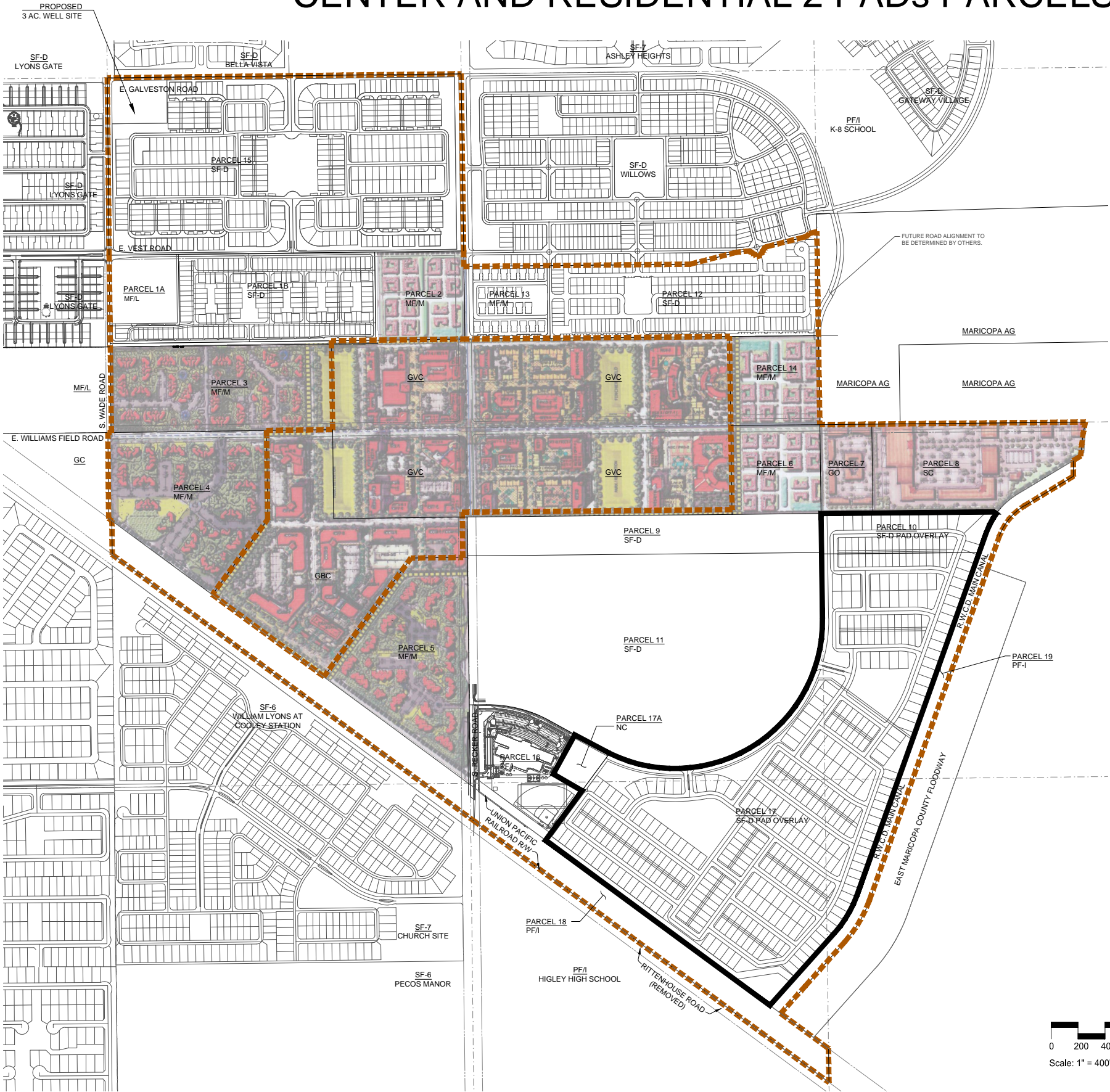
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Job No.
13-262

ZONING

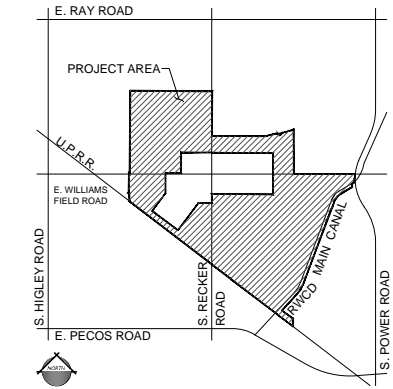
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1 of 6

DEVELOPMENT PLAN
FOR
COOLEY STATION RESIDENTIAL, OFFICE AND SHOPPING
CENTER AND RESIDENTIAL 2 PADs PARCELS 10 & 17



VICINITY MAP

N.T.S.



PROJECT TEAM

LANDOWNER:
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17407 E. RAY ROAD
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CONTACT: JEFF COOLEY

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TEL: (602)-234-8794
FAX: (602)-850-9794
CONTACT: BRENNAN RAY

PROJECT DATA

RELATED ORDINANCE NOS. ORD. NOS. 1900, 2173, 2195,
2304 AS AMENDED BY ORD NO. 2413
541.94

TOTAL GROSS AREA:

PARCEL	ZONING	GROSS AREA (AC.)
1A	SF-D	5.86 AC.
1B	SF-D	23.78 AC.
9	SF-D	17.42 AC.
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TOTAL: 541.94 AC.

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LEGEND

- ZONING BOUNDARY
- PARCEL BOUNDARY CHANGE

TOWN OF GILBERT CASE NO.

Case #
Planning Commission Meeting:
Town Council Meeting:



COOLEY STATION RES., O., & SC & RES. 2 PADs
DEVELOPMENT PLAN

Revisions:

March 2013 Pre-Application Zoning Submittal
April 2014 Zoning 1st Submittal

Call at least two full working days
before 5:00 PM on the day of the meeting
to request a public hearing.

Designer: STAFF
Drawn by: STAFF

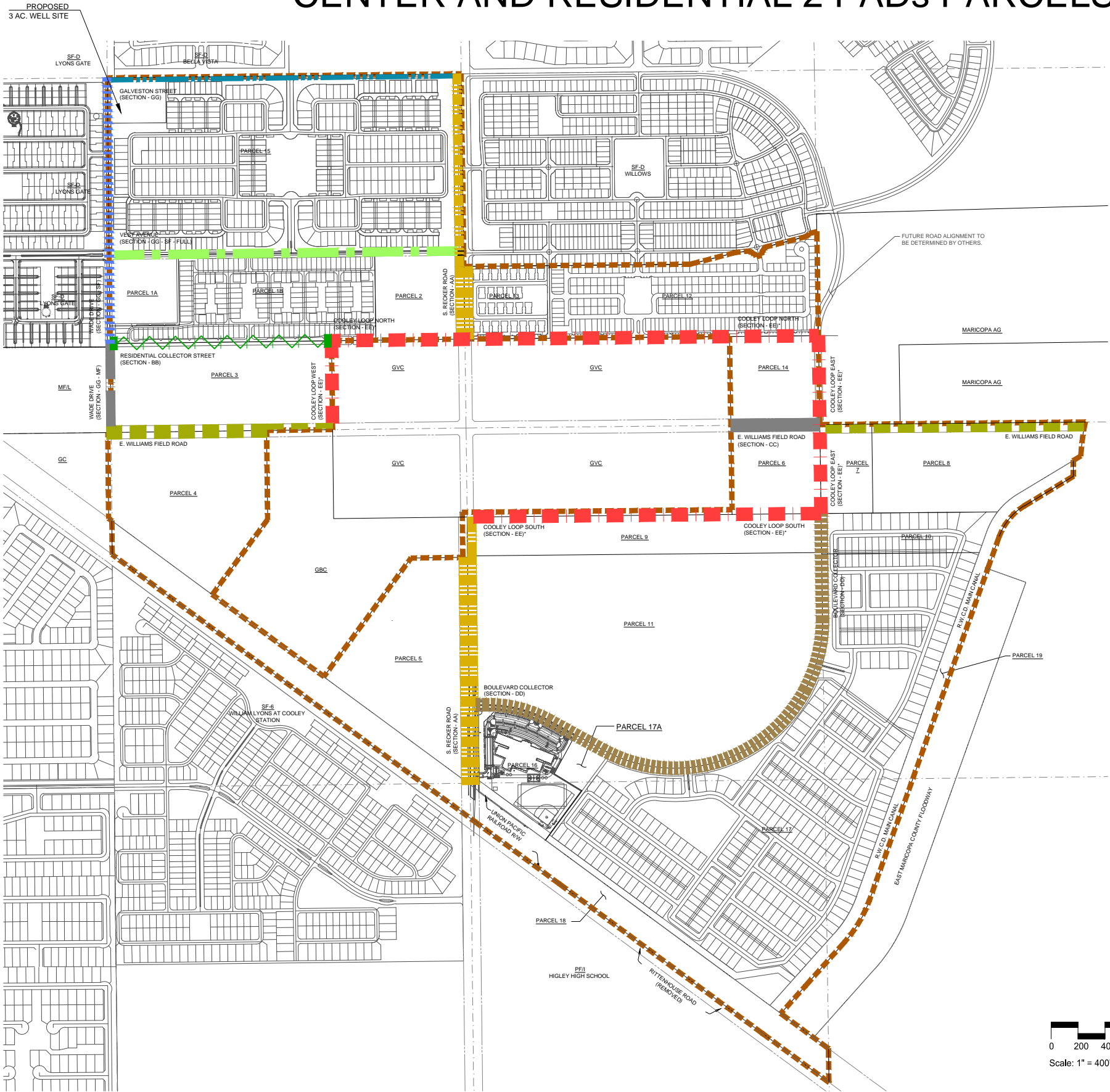
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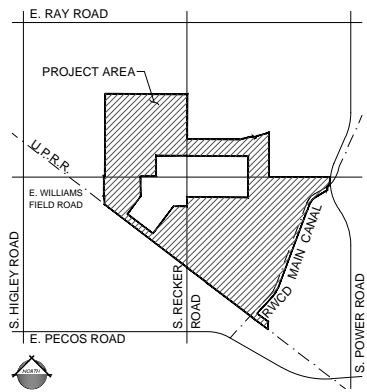
CONCEPT

Sheet No.
2
of 6

STREET SECTION KEYSHEET
FOR
COOLEY STATION RESIDENTIAL, OFFICE AND SHOPPING
CENTER AND RESIDENTIAL 2 PADs PARCELS 10 & 17

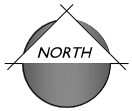
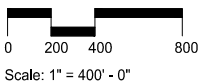


VICINITY MAP
N.T.S.



LEGEND

- WILLIAMS FIELD ROAD - MAJOR ARTERIAL SEE FIGURE 2 OF THE GATEWAY AREA ROW IMPROVEMENT STANDARDS AND STREETScape DESIGN GUIDELINES
- SECTION AA RECKER ROAD
- SECTION BB RESIDENTIAL COLLECTOR STREET - SECTION B
- SECTION CC WILLIAMS FIELD ROAD MINOR ARTERIAL STREETS
- SECTION DD BOULEVARD COLLECTOR STREET WITH MEDIAN
- SECTION EE COOLEY LOOP
- SECTION GG RESIDENTIAL COLLECTOR STREET
- SECTION GG - MF RESIDENTIAL COLLECTOR STREET
- SECTION GG - SF RESIDENTIAL COLLECTOR STREET
- SECTION GG - SF - FULL RESIDENTIAL COLLECTOR STREET
- ZONING BOUNDARY



TOWN OF GILBERT CASE NO.

Case #
Planning Commission Meeting:
Town Council Meeting:



Project: **COOLEY STATION RES., O., & SC & RES. 2 PADs**
Gilbert, Arizona
STREET SECTION KEYSHEET

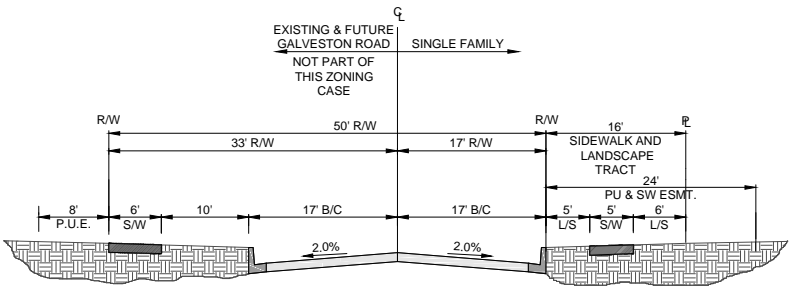
Revisions:

DESIGNER: STAFF
DRAWN BY: STAFF

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Job No.
13-262
KEYSHEET
Sheet No.
3 of 6

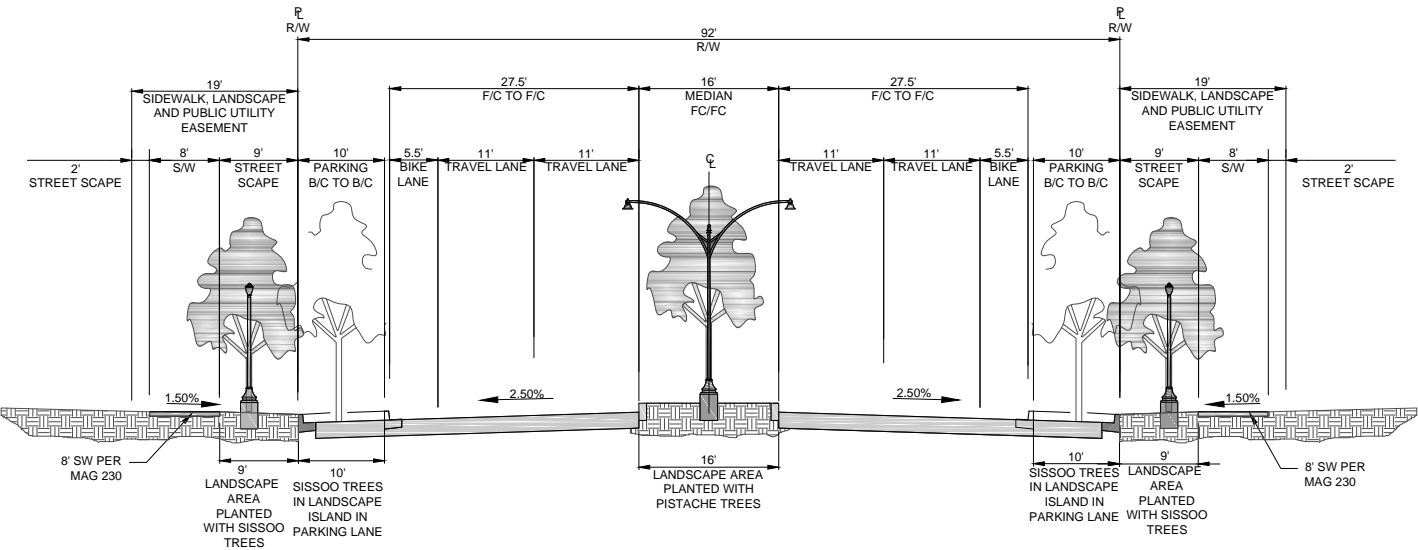
STREET SECTIONS FOR COOLEY STATION RESIDENTIAL, OFFICE AND SHOPPING CENTER AND RESIDENTIAL 2 PADs PARCELS 10 & 17



SECTION GG - RESIDENTIAL COLLECTOR STREET - GALVESTON STREET

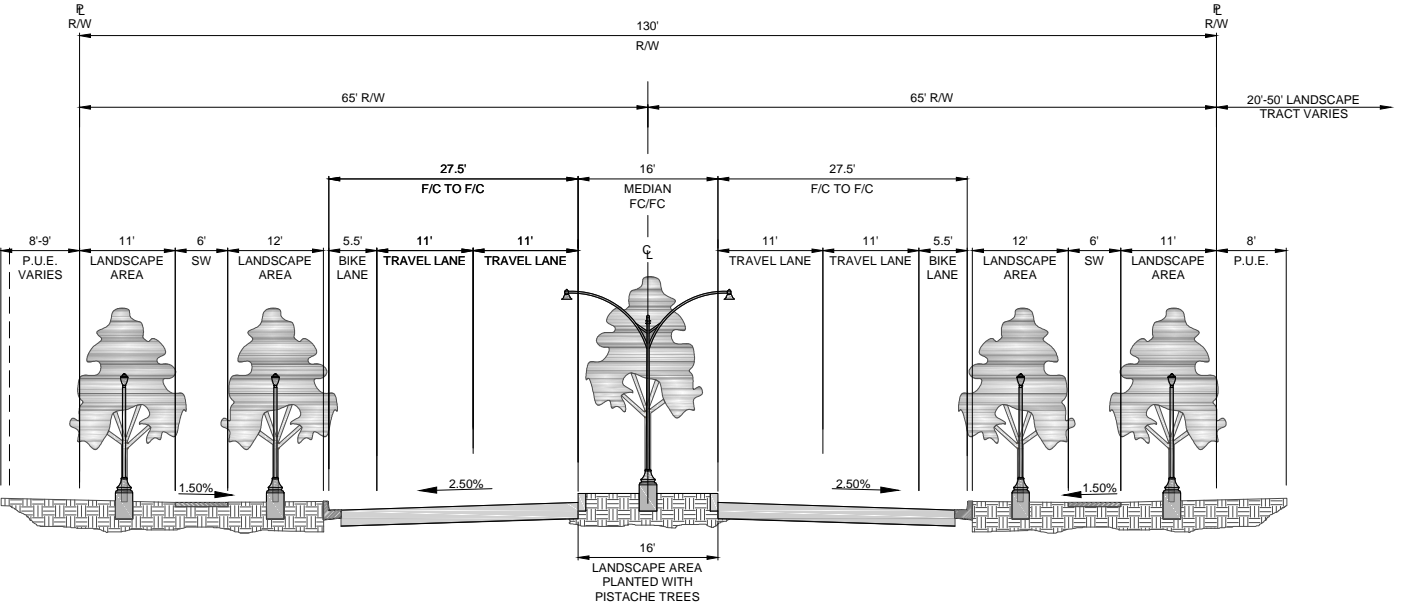
N.T.S.
* NO PARKING BOTH SIDES OF STREET SIGNED PER TOG DETAIL 63.
NOTE: SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P/L). NO BUILDING OR STRUCTURE SHALL ENCROACH INTO AN EASEMENT OR TRACT.

LOOKING EAST



SECTION CC - WILLIAMS FIELD ROAD - MINOR ARTERIAL STREET

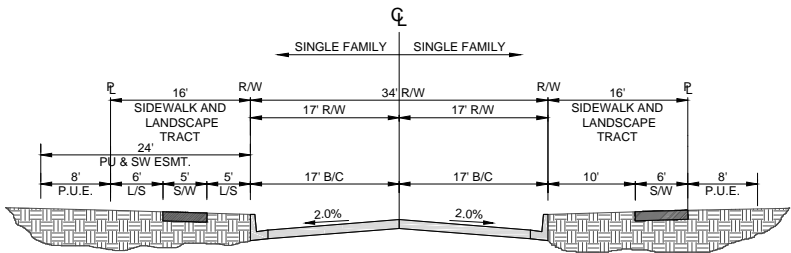
N.T.S.
(MULTI-FAMILY AND RESIDENTIAL ZONED FRONTAGE WITHIN COOLEY LOOP)
NOTE: SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P/L). NO BUILDING OR STRUCTURE SHALL ENCROACH INTO AN EASEMENT OR TRACT.



SECTION AA - RECKER ROAD - MINOR ARTERIAL STREET CROSS-SECTION (IMPROVEMENTS PER TOG C.I.P. PROJECT ST-095)

N.T.S.
NOTE: SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P/L). NO BUILDING OR STRUCTURE SHALL ENCROACH INTO AN EASEMENT OR TRACT.

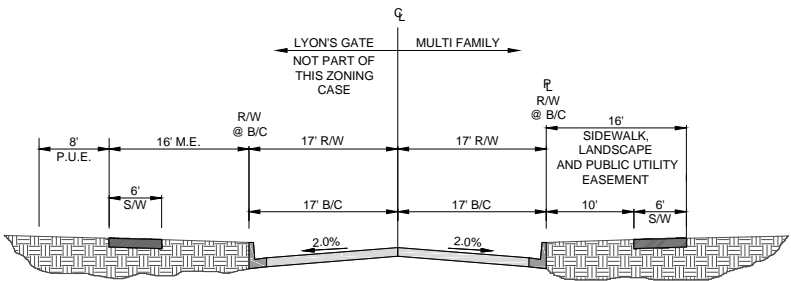
LOOKING NORTH



SECTION GG - SF - FULL - COLLECTOR STREET SINGLE FAMILY FULL - VEST AVE

N.T.S.
* NO PARKING BOTH SIDES OF STREET SIGNED PER TOG DETAIL 63.
NOTE: SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P/L). NO BUILDING OR STRUCTURE SHALL ENCROACH INTO AN EASEMENT OR TRACT.

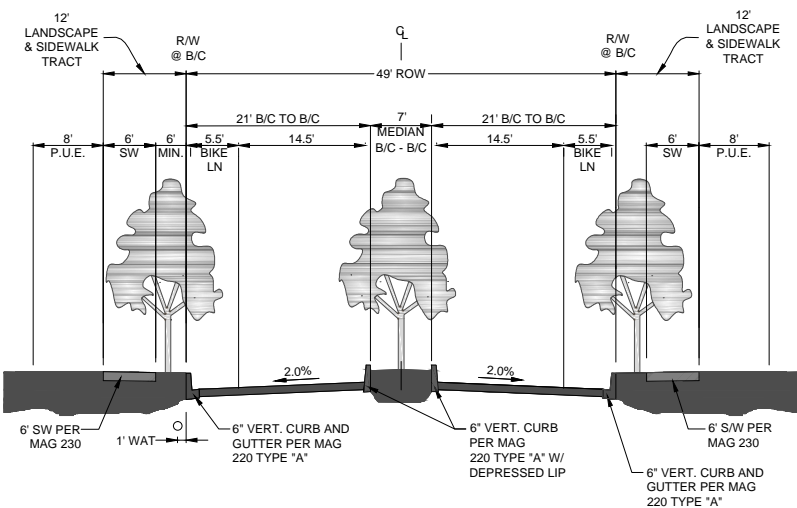
LOOKING EAST



SECTION GG - MF - COLLECTOR STREET MULTI-FAMILY - WADE DRIVE

N.T.S.
* NO PARKING BOTH SIDES OF STREET SIGNED PER TOG DETAIL 63.
NOTE: SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P/L). NO BUILDING OR STRUCTURE SHALL ENCROACH INTO AN EASEMENT OR TRACT.

LOOKING NORTH



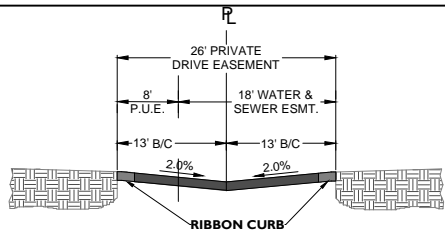
SECTION DD - BOULEVARD COLLECTOR STREET WITH MEDIAN - SUMMERTON STREET

N.T.S.
* NO PARKING BOTH SIDES OF STREET SIGNED PER TOG DETAIL 63.
NOTE: MEDIAN TREES SHALL BE MAINTAINED TO PROVIDE A 15' VERTICAL CLEARANCE BETWEEN THE CANOPY AND THE ROADWAY PER TOG FIRE DEPT.

LOOKING EAST

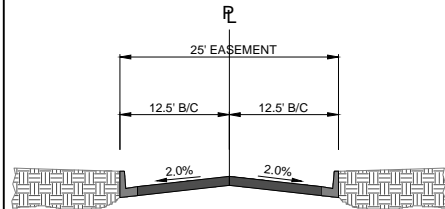
TOWN OF GILBERT CASE NO.

Case #
Planning Commission Meeting:
Town Council Meeting:



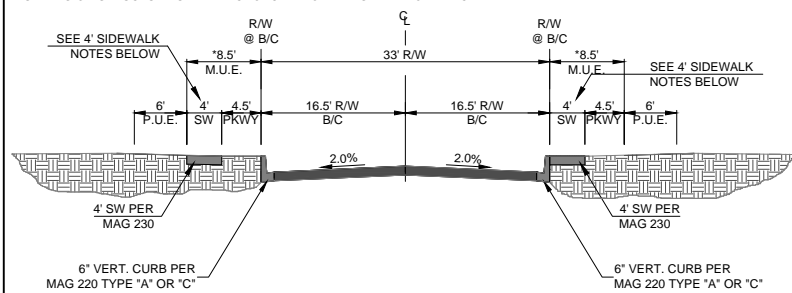
STREET ALLEY - PARCELS 1B, 10 & 17

N.T.S.
NO PARKING BOTH SIDES OF STREET SIGNED PER TOG DETAIL 63.
NOTE: SETBACKS SHALL BE MEASURED FROM ALLEY CENTERLINE. NO BUILDING OR STRUCTURE SHALL ENCR OACH INTO AN EASEMENT OR TRACT.



STREET ALLEY - PARCEL 15

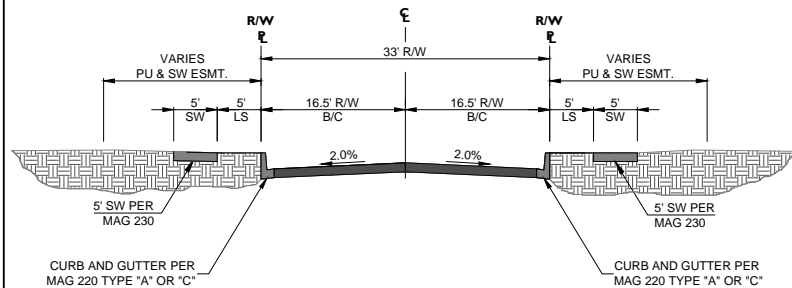
N.T.S.
NO PARKING BOTH SIDES OF STREET SIGNED PER TOG DETAIL 63.
NOTE: SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P/L). NO BUILDING OR STRUCTURE SHALL ENCR OACH INTO AN EASEMENT OR TRACT.



LOCAL RESIDENTIAL STREET - PARCELS 12 & 16

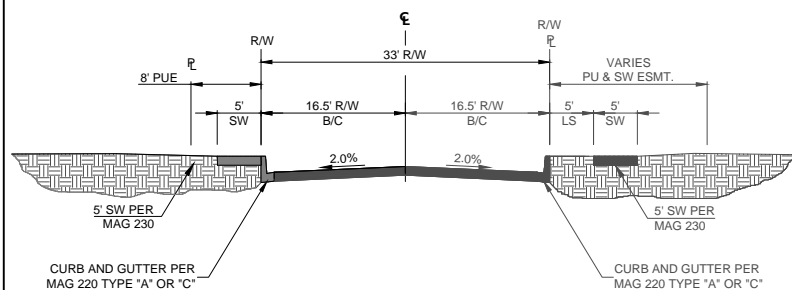
N.T.S.
NOTE: PARKING ALLOWED ON BOTH SIDES OF ROADWAY.
* MULTI USE EASEMENT DEDICATED TO TOWN OF GILBERT FOR SIDEWALKS, STREET LIGHTS, STREET SIGNS AND UTILITIES. HOMEOWNERS ASSOCIATION TO MAINTAIN LANDSCAPING.

PARCEL 12: ATTACHED 4' SIDEWALK AT BACK OF CURB ON BOTH SIDES OF STREET.
PARCELS 16 & 17: DETACHED 4' SIDEWALK WITH 4.5' PARKWAY BETWEEN SIDEWALK & BACK OF CURB ON BOTH SIDES OF STREET.



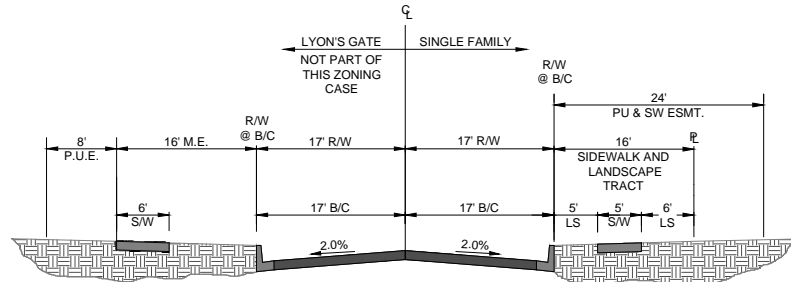
LOCAL RESIDENTIAL STREET - PARCELS 10, 15 & 17

N.T.S.
NOTE: PARKING ALLOWED ON BOTH SIDES OF ROADWAY.



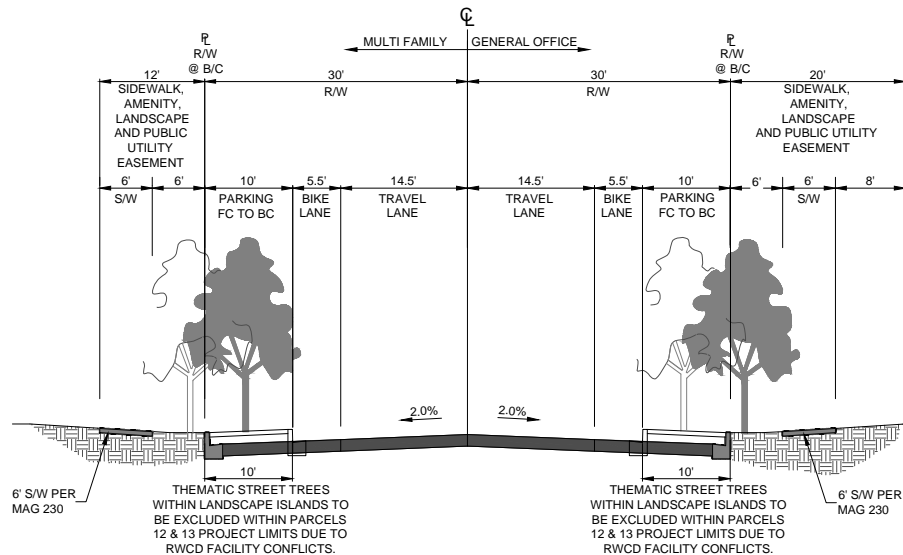
LOCAL RESIDENTIAL STREET - PARCEL 1B

N.T.S.



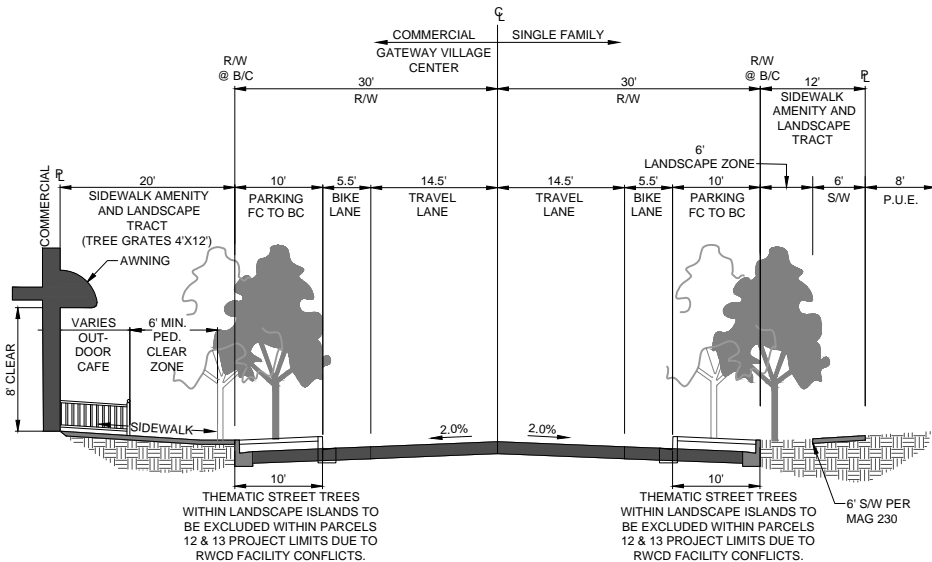
SECTION GG - SF - COLLECTOR STREET SINGLE FAMILY - WADE DRIVE

N.T.S.
* NO PARKING BOTH SIDES OF STREET SIGNED PER TOG DETAIL 63.
NOTE: SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P/L). NO BUILDING OR STRUCTURE SHALL ENCR OACH INTO AN EASEMENT OR TRACT.



SECTION EE - COOLEY LOOP - MULTI FAMILY / GENERAL OFFICE

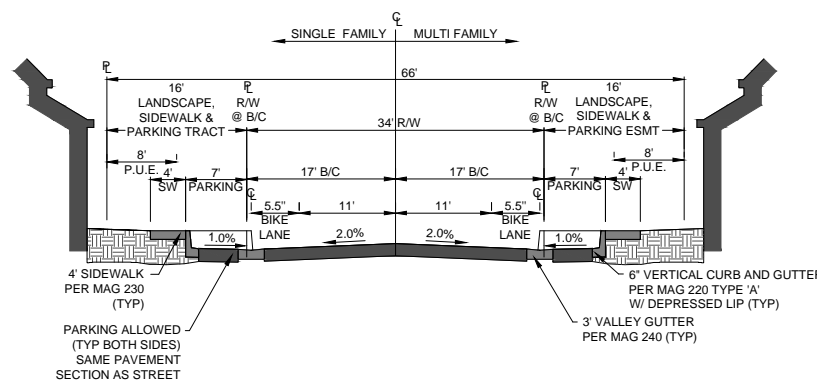
N.T.S.
NOTE: COOLEY LOOP SECTION EE SHALL APPLY TO PARCEL FRONTAGE BASED ON PROPERTY ZONING DESIGNATION FOR EACH PARCEL FRONTING COOLEY LOOP. SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P/L). NO BUILDING OR STRUCTURE SHALL ENCR OACH INTO AN EASEMENT OR TRACT.



SECTION EE - COOLEY LOOP - COMMERCIAL / SINGLE FAMILY

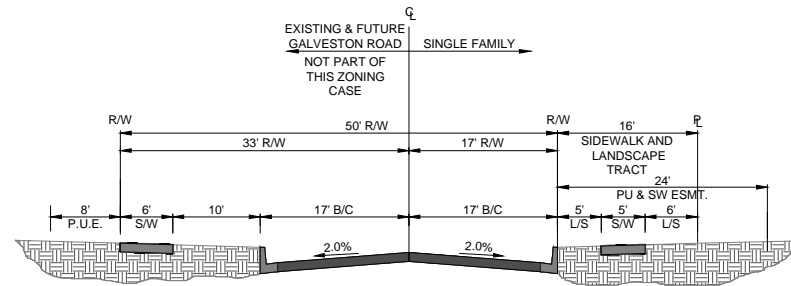
N.T.S.
NOTE: COOLEY LOOP SECTION EE SHALL APPLY TO PARCEL FRONTAGE BASED ON PROPERTY ZONING DESIGNATION FOR EACH PARCEL FRONTING COOLEY LOOP. SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P/L). NO BUILDING OR STRUCTURE SHALL ENCR OACH INTO AN EASEMENT OR TRACT.

STREET SECTIONS FOR COOLEY STATION RESIDENTIAL, OFFICE AND SHOPPING CENTER AND RESIDENTIAL 2 PADs PARCELS 10 & 17



SECTION BB - RESIDENTIAL COLLECTOR STREET CROSS SECTION "B"

N.T.S.
* PARKING BOTH SIDES OF STREET PER FIRE LANE COMPLIANCE DETAIL PF01
NOTE: SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P/L). NO BUILDING OR STRUCTURE SHALL ENCR OACH INTO AN EASEMENT OR TRACT.



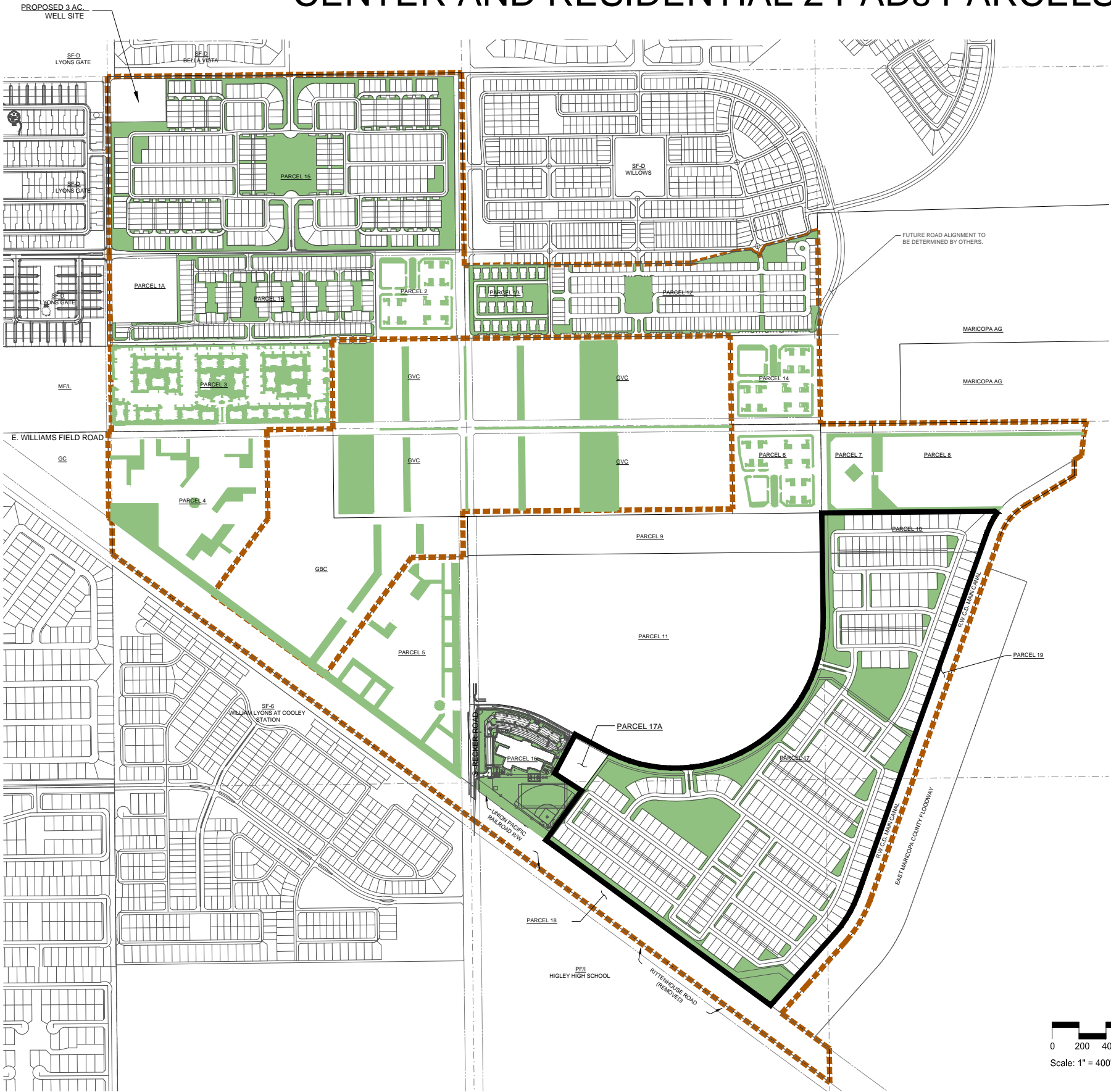
SECTION GG - RESIDENTIAL COLLECTOR STREET - GALVESTON STREET

N.T.S.
* NO PARKING BOTH SIDES OF STREET SIGNED PER TOG DETAIL 63.
NOTE: SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P/L). NO BUILDING OR STRUCTURE SHALL ENCR OACH INTO AN EASEMENT OR TRACT.

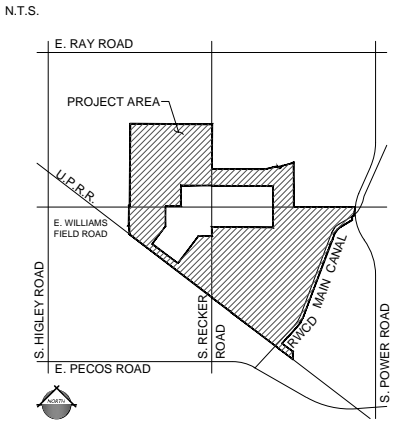
TOWN OF GILBERT CASE NO.

Case #
Planning Commission Meeting:
Town Council Meeting:

OPEN SPACE & CIRCULATION PLAN FOR COOLEY STATION RESIDENTIAL, OFFICE AND SHOPPING CENTER AND RESIDENTIAL 2 PADs PARCELS 10 & 17



VICINITY MAP



PROJECT TEAM

LANDOWNERS:
POCO RANCH, INC.
17407 E. RAY ROAD
HIGLEY, AZ 85236
TEL: (480)-988-3059
CONTACT: JEFF COOLEY

DEVELOPER (PARCELS 10 & 17):
FULTON HOMES
9140 S. KYRENE ROAD, SUITE 202
TEMPE, AZ 85284
TEL: (480)-753-6789
FAX: (480)-753-5554
CONTACT: NORM NICHOLLS

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JOSH HANNON

LAND USE ATTORNEY:
BURCH & CRACCHIOLO
702 E. OSBORN ROAD, SUITE 200
PHOENIX, AZ 85014
TEL: (602)-234-8794
FAX: (602)-850-9794
CONTACT: BRENNAN RAY

LEGEND

- ZONING BOUNDARY
- PARCEL BOUNDARY CHANGE
- CONCEPTUAL OPEN SPACE

GP14-06 / Z14-11
Attachment 6: Preliminary Plat/Open Space
May 7, 2014



TOWN OF GILBERT CASE NO.

Case # _____
Planning Commission Meeting: _____
Town Council Meeting: _____

eps group, Inc.
Engineers, Planners & Surveyors
2045 S. Vineyard, Ste. 101, Mesa, Arizona 85210
Phone: (480) 503-2250 Fax: (480) 503-2258

Project: **COOLEY STATION RES., O., & SC & RES. 2 PADs**
Gilbert, Arizona

OPEN SPACE AND CIRCULATION PLAN

Revisions:

No.	Description	Date
1	Initial	4/10/2014
2	Revised	4/10/2014
3	Revised	4/10/2014
4	Revised	4/10/2014
5	Revised	4/10/2014
6	Revised	4/10/2014
7	Revised	4/10/2014
8	Revised	4/10/2014
9	Revised	4/10/2014
10	Revised	4/10/2014
11	Revised	4/10/2014
12	Revised	4/10/2014
13	Revised	4/10/2014
14	Revised	4/10/2014
15	Revised	4/10/2014
16	Revised	4/10/2014
17	Revised	4/10/2014
18	Revised	4/10/2014
19	Revised	4/10/2014
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97	Revised	4/10/2014
98	Revised	4/10/2014
99	Revised	4/10/2014
100	Revised	4/10/2014

Design: STAFF
Drawn by: STAFF

Preliminary
Not For
Construction
Or
Recording

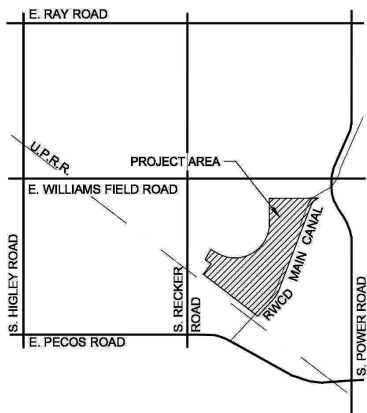
Job No.
13-262

OPEN SPACE

Sheet No.
6 of 6

VICINITY MAP

N.T.S.



Area 1

- active AMENITIES:
 - Swimming Pool with Shade Sail over shallow end and water toys
 - Generous Pool Deck area
 - Large Active Area Open Space
 - Tot Lot Play Area
- passive AMENITIES:
 - Ramada with Picinic Tables & BBQs
 - Numerous Benches
- additional FEATURES:
 - Architectural Entry Tower
 - 20x40 Ramada with Custom Tile Roof (Ramada enclosed on street side)
 - Restrooms & Equipment Room
 - "Off street" Parking

Area 4
active AMENITY:
Half Court Basketball
passive AMENITIES:
Benches

Area 5
active AMENITY:
Horseshoes
passive AMENITIES:
Benches

Area 2
active AMENITIES:
Large Active Area Open Space
Tot Lot Play Area
Half Court Basketball
passive AMENITIES:
Ramada with Picinic Tables & BBQs
Numerous Benches

Pathway System
Pathways with connectivity to street sidewalks
facilitating pedestrain travel throughout
the community.

landscape Palette cont.

Shrubs	
Bougainvillea 'la jolla'	5 Cal.
BUSH BOGANVILLEA	5 Cal.
Caesalpinia pulcherrima	5 Cal.
RED BIRD OF PARADISE	5 Cal.
Leucophyllum candidum 'Thunder	5 Cal.
THUNDER CLOUD SAGE	5 Cal.
Ligustrum varieties	5 Cal.
PRIVET SPECIES	5 Cal.
Myrtus communis 'Compacta'	5 Cal.
DWARF MYRTLE	5 Cal.
Photinia fraseri	5 Cal.
Photinia	5 Cal.
Pittosporum tobira 'Wheeler's Dwarf	5 Cal.
DWARF MOCK ORANGE	5 Cal.
Raphiolepis indica var.	5 Cal.
INDIAN HAWTHORN	5 Cal.
Ruellia Varieties	5 Cal.
RUPELLIA SPECIES	5 Cal.
Sophora secundiflora	5 Cal.
Texas Mountain Laurel	5 Cal.
Leucophyllum frutescens 'Green Cloud'	5 Cal.
GREEN CLOUD SAGE	5 Cal.
Leucophyllum frutescens 'Rio Bravo'	5 Cal.
RIO BRAVO SAGE	5 Cal.
Tecoma stans 'Sunrise'	5 Cal.
ARIZONA YELLOW BELLS	5 Cal.
Pyracantha 'Mouff'	5 Cal.
RED ELF PYRACANTHA	5 Cal.
Photinia fraseri	5 Cal.
Fraser's Photinia	5 Cal.

Accents	
Muhlenbergia rigens	5 Cal.
DEER GRASS	5 Cal.
Muhlenbergia lindheimeri 'Autumn	5 Cal.
AUTUMN GLOW DEER GRASS	5 Cal.
Nolina ligulovii	5 Cal.
BEAR GRASS	5 Cal.
Dietes vegeta	5 Cal.
FORTNIGHT LILY	5 Cal.

Groundcovers	
Baccharis var.	1 Cal.
BACCHARIS SPECIES (HYBRIDS)	1 Cal.
Convolvulus cneorum	1 Cal.
BUSY MORNING GLORY	1 Cal.
Canis rigens 'Sun Gold'	1 Cal.
SUN GOLD GANZIA	1 Cal.
Juniperus horizontalis 'Mober'	1 Cal.
ICE BLUE JUNIPER	1 Cal.
Lantana Varieties	1 Cal.
LANTANA SPECIES	1 Cal.
Rosmarinus officinalis 'Prostratus'	1 Cal.
TRAILING ROSEMARY	1 Cal.
Lantana motivdensis 'Purple'	1 Cal.
PURPLE TRAILING LANTANA	1 Cal.
Lantana x 'New Gold'	1 Cal.
NEW GOLD LANTANA	1 Cal.
Ruellia Brittoniana 'Katie'	1 Cal.
KATIE RUELLIA	1 Cal.
Zephyranthes candida	1 Cal.
RAIN LILY (WHITE & PINK)	1 Cal.

Vines	
Antigonon leptopus	1 Cal.
QUEENS WREATH	1 Cal.

Turf Grass	
Turf	Sod
Cynodon dactylon 'Midiron'	Sod
MIDIRON BERMUDA GRASS	Sod

Top Dressing	
Decomposed Granite - Dark Brown	5/8" Screened
MIN. 2" DEEP	5/8" Screened
Turf Concrete Header	6"W x 6'H
BOARD FORMED	6"W x 6'H

Boulders	
BOULDERS - SURFACE SELECT	Varies 2'-5'

Landscape Palette

Symbol	Botanical Name COMMON NAME	Size
Trees		
	Ulmus parvifolia 'Sempervirens'	24" Box
	EVERGREEN ELM	24" Box
	Pistacia chinensis 'Red Push'	24" Box
	CHINESE RED PUSH PISTACHE	24" Box
	Fraxinus velutina 'Fante'	24" Box
	FAN TEX ASH	24" Box
	Quercus virginiana 'Heritage'	24" Box
	HERITAGE LIVE OAK	24" Box
	Cedrela tricanthos	24" Box
	HONEY LOCUST	24" Box
	Pinus edlarica	24" Box
	MONDEL PINE	24" Box
	Pyrus calleryana 'Bradford'	24" Box
	BRADFORD PEAR	24" Box
	Prunus cerasifera 'Autopurpurea'	24" Box
	PURPLE LEAF PLUM	24" Box
	Dalbergia sissoo	24" Box
	SISSOO TREE	24" Box
	Ficus Bengamina	24" Box
	FICUS TREE	24" Box
Palms		
	Phoenix dactylifera	24" Box
	PHOENIX DATE PALM	24" Box

SITE DATA

APN:	304-49-011H; 012D; 020L; 021A; 010A; 015A; 016D; 014L (PORTION OF)
EXISTING GENERAL PLAN:	RESIDENTIAL > 5-8 DU/AC & RESIDENTIAL > 8-14 DU/AC
PROPOSED GENERAL PLAN:	RESIDENTIAL > 3.5-5 DU/AC
EXISTING ZONING:	SINGLE FAMILY DETACHED (SF-D)
PROPOSED ZONING:	SINGLE FAMILY DETACHED PLANNED AREA DEVELOPMENT OVERLAY (SF-D PAD)
GROSS AREA:	112.70 AC
NET AREA:	108.48 AC
GROSS DENSITY:	3.7 DU/AC
NET DENSITY:	3.8 DU/AC
NO. OF LOTS:	
50 x 110:	210 LOTS
60 x 118:	121 LOTS
70 x 125:	85 LOTS
TOTAL	416 LOTS
OPEN SPACE AREA:	21.9 AC. (20% OF NET AREA)



4/2/2014